



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 7-E-17-SP

AGENDA ITEM #: 54

AGENDA DATE: 7/13/2017

▶ **APPLICANT:** SCANNELL PROPERTIES, LLC

OWNER(S): Scannell Properties, LLC

TAX ID NUMBER: 74 101

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 834 Midway Rd

▶ **LOCATION:** East side Midway Rd., south side Thorn Grove Pike, north side I-40

▶ **APPX. SIZE OF TRACT:** 72.04 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Midway Rd., a minor arterial street with 20' of pavement width within 40' of right-of-way, or Thorn Grove Pike, a major collector street with 21' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tuckahoe Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** GC (General Commercial) / C-4 (Highway and Arterial Commercial)

▶ **PROPOSED PLAN DESIGNATION:** LI (Light Industrial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Freight terminal

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Houses, vacant land / GC, LDR

South: I-40 right-of-way / ROW

East: Vacant land / AG

West: Midway Rd., future business park / BP-1

NEIGHBORHOOD CONTEXT This site is located at the I-40/Midway Rd. interchange. This area remains primarily rural residential, but 300 plus nearby acres have been rezoned EC for development of a business park. The subject tract and a similar tract to the south of I-40 are zoned C-4 (Highway & Arterial Commercial), but have not been developed with commercial uses, with the exception of some billboards located on the properties.

STAFF RECOMMENDATION:

► **DENY LI (Light Industrial) sector plan designation.**

Staff intends to recommend PC-2 for the site, rather than the requested I-3 zoning. PC-2 zoning is an appropriate zone within the GC plan designation.

COMMENTS:

Upon speaking with the applicant about the recommended PC-2 zoning on the associated request (7-I-17-RZ), staff has the understanding that the applicant is in agreement with the staff recommendation. Therefore, the sector plan amendment is not needed. If the applicant chooses to continue to pursue the originally requested I-3 zoning for the site, then the sector plan will have to be amended to LI (Light Industrial). Staff would not support a sector plan amendment to LI for this site.

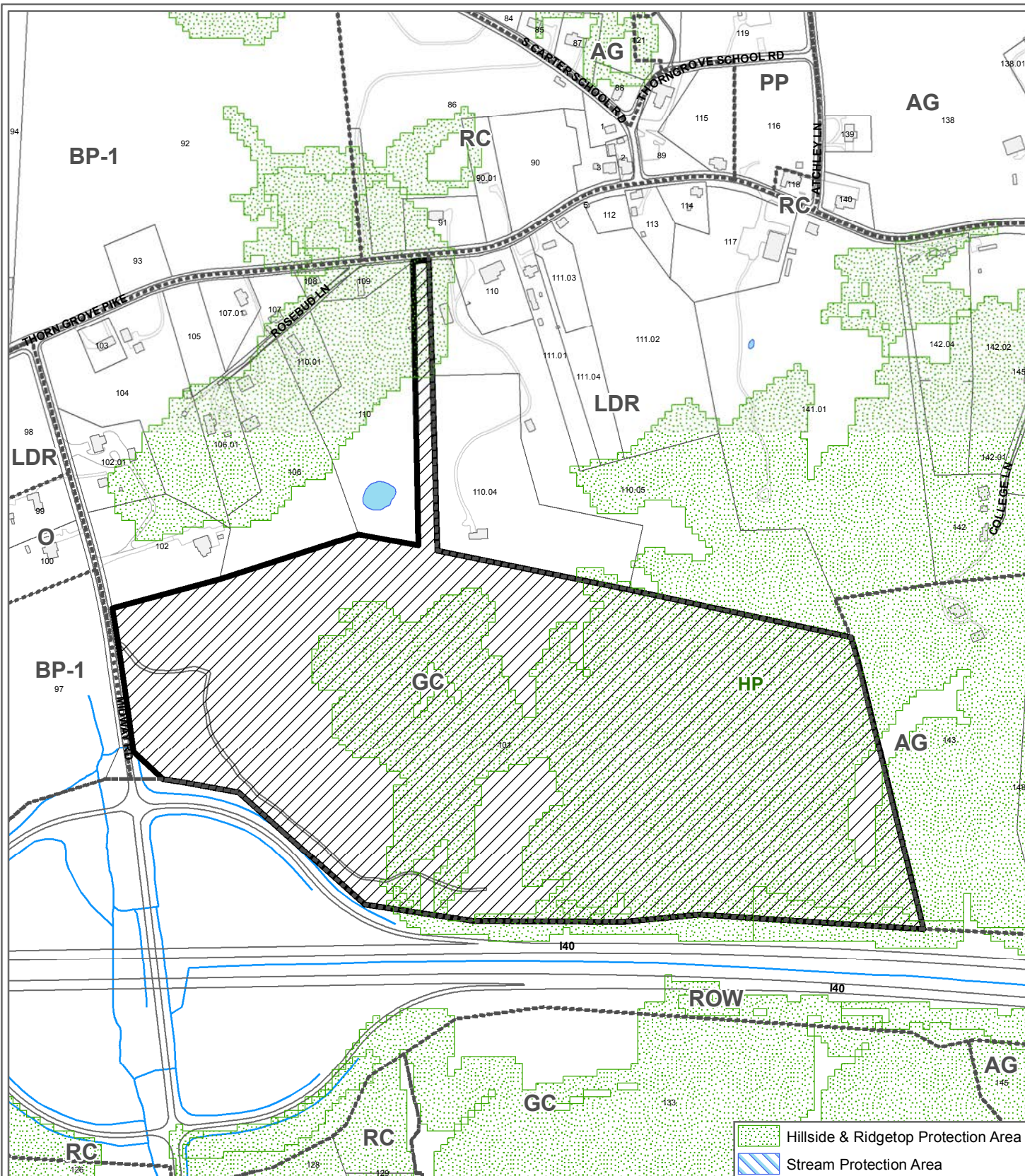
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

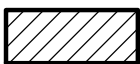
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/15/2017 and 8/29/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-E-17-SP
EAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Scannell Properties, LLC



From: GC (General Commercial)
To: LI (Light Industrial)

Original Print Date: 6/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 74
Jurisdiction: City





KNOXVILLE-KNOX COUNTY
MPC
 METROPOLITAN
 PLANNING
 COMMISSION
TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
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 www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: Scannell Properties, LLC
 Date Filed: 5-30-17 Meeting Date: 7-13-17
 Application Accepted by: Sherry Michienzi
 Fee Amount: 0 File Number: Rezoning 7-E-17-5P
 Fee Amount: 0 File Number: Plan Amendment _____

PROPERTY INFORMATION
 Address: 834 Midway Road
 General Location: East side Midway Road, North side of I-40
 Parcel ID Number(s): 074-101
 Tract Size: 72.04 acres
 Existing Land Use: _____
 Planning Sector: East County
 Growth Policy Plan: _____
 Census Tract: _____
 Traffic Zone: _____
 Jurisdiction: City Council 4th District
 County Commission _____ District

Requested Change
REZONING
 FROM: C-4
 TO: I-3

PLAN AMENDMENT
 One Year Plan East County Sector Plan
 FROM: GC
 TO: LI

PROPOSED USE OF PROPERTY
Freight Terminal
 Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____
I-P-97-RZ

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: Christopher Miller
 Company: Scannell Properties, LLC
 Address: 8801 River Crossing Boulevard, Suite 300
 City: Indianapolis State: IN Zip: 46240
 Telephone: (317) 218-1667
 Fax: _____
 E-mail: Chrism@scannellproperties.com

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Arthur G. Seymour, Jr.
 Company: Frantz, McConnell & Seymour, LLP
 Address: 550 W. Main Street, Suite 500
 City: Knoxville State: TN Zip: 37901
 Telephone: (865-546-9321)
 Fax: 865-637-5249
 E-mail: ajseymour@fmsllp.com

APPLICATION AUTHORIZATION
 I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
 Signature: [Signature]
 PLEASE PRINT
 Name: Arthur G. Seymour, Jr.
 Company: Frantz, McConnell & Seymour, LLP
 Address: 550 W. Main Street, Suite 500
 City: Knoxville State: TN Zip: 37901
 Telephone: (865) 546-9321
 E-mail: ajseymour@fmsllp.com

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 7-I-17-RZ
 7-C-17-PA

AGENDA ITEM #: 54
AGENDA DATE: 7/13/2017

▶ **APPLICANT:** **SCANNELL PROPERTIES, LLC**
 OWNER(S): Scannell Properties, LLC

TAX ID NUMBER: 74 101 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 834 Midway Rd

▶ **LOCATION:** **East side Midway Rd., south side Thorn Grove Pike, north side I-40**

▶ **TRACT INFORMATION:** **72.04 acres.**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Midway Rd., a minor arterial street with 20' of pavement width within 40' of right-of-way, or Thorn Grove Pike, a major collector street with 21' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tuckahoe Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **GC (General Commercial) / C-4 (Highway and Arterial Commercial)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **LI (Light Industrial) / I-3 (General Industrial)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Freight terminal**

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Houses, vacant land / COUNTY / A (Agricultural)
 South: I-40 right-of-way / ROW / OS-1 (Open Space Preservation)

East: Vacant land / COUNTY / A (Agricultural)

West: Midway Rd., future business park / COUNTY / EC (Employment Center)

NEIGHBORHOOD CONTEXT: This site is located at the I-40/Midway Rd. interchange. This area remains primarily rural residential, but 300 plus nearby acres have been rezoned EC for development of a business park. The subject tract and a similar tract to the south of I-40 are zoned C-4 (Highway & Arterial Commercial), but have not been developed with commercial uses, with the exception of some billboards located on the properties.

STAFF RECOMMENDATION:

► **DENY LI (Light Industrial) One Year Plan designation.**

Staff intends to recommend PC-2 for the site, rather than the requested I-3 zoning. PC-2 zoning is an appropriate zone within the GC plan designation.

► **RECOMMEND that City Council APPROVE PC-2 (Retail & Distribution Park) zoning. (Applicant requested I-3.)**

PC-2 zoning is a planned commercial zone that will allow MPC consideration of development plans for the proposed use. The site is currently zoned C-4, which is an unplanned commercial zoning district that allows a wide range of commercial uses, with no plan review required by MPC. Staff is of the opinion that the recommended PC-2 zoning is much more appropriate for development of the site than the existing C-4 zoning.

COMMENTS:

Upon speaking with the applicant about the recommended PC-2 zoning on the associated request (7-I-17-RZ), staff has the understanding that the applicant is in agreement with the staff recommendation. Therefore, the One Year Plan amendment is not needed. If the applicant chooses to continue to pursue the originally requested I-3 zoning for the site, then the One Year Plan will have to be amended to LI (Light Industrial). Staff would not support a plan amendment to LI for this site.

In July of 2016, the East Knox Community Plan process was initiated to identify action items to protect the rural character of East Knox County for the area surrounding the Midway Road interchange in response to the pending development of the Midway Business Park. Stakeholders and community members contributed to the draft plan that is scheduled to be heard by MPC at the September meeting, and will then go to City Council and County Commission for adoption at their meetings in October 2017.

A major action item identified in the plan is the recommendation to rezone this property to a less intense zoning district from the current C-4 designation in order to minimize the impacts of the proposed business park development at the Midway Interchange (p. 50 of the draft East Knox Community Plan). The requested I-3 zoning is not in line with the recommendations of the draft plan. The staff recommendation of PC-2 is more appropriate for this location because of the site plan review required. Though not yet adopted, the East Knox Community Plan recommendations should be considered as part of the decision making process for this rezoning because it represents a very recent community engagement process to develop land use recommendations for the Midway interchange.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The recommended PC-2 zoning will require the review and approval of development plans by MPC prior to development of the site. This review will address access, buffering, road improvements, landscaping and other development criteria. It also will allow public comment on the plans at a public hearing.
2. The recommended PC-2 zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, drainage, buffering, landscaping and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.
3. Considering the large size of the site, potential environmental issues and the number of vehicle trips that may be generated, PC-2 zoning is preferred for development of the site over the requested I-3 or current C-4 zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PC-2 zoning district is established to provide for the unified development of uses ranging from those found in regional shopping centers to those found in distribution / light warehousing parks. Businesses within this district may cater to a variety of retail, wholesale and service trades and may require limited outdoor storage for materials and equipment. As with other planned commercial districts, emphasis is placed on rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse offsite impacts.

2. Because of the large size and potential impacts of the proposed development, the PC-2 is more appropriate than the current C-4 or the requested I-3 zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Under the recommended PC-2 zoning, potential adverse effects should be minimized through the required site plan review process. The requested I-3 or the existing C-4 zoning do not require any plan review by MPC.
2. The site is located directly adjacent to the Midway Rd./I-40 interchange and has access from Midway Rd., which is classified as a minor arterial street. Considering the size of the proposed development and the number of vehicle trips it will generate, a Traffic Impact Study will be required to be submitted to MPC for review along with the development plans. Any recommendations of road improvements resulting from the traffic analysis will need to be incorporated into the plans.
3. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.
4. This recommended amendment will not result in adverse effects in this area or to the County as a whole. If developed under the current C-4 zoning, the potential for adverse effects would be much more significant.

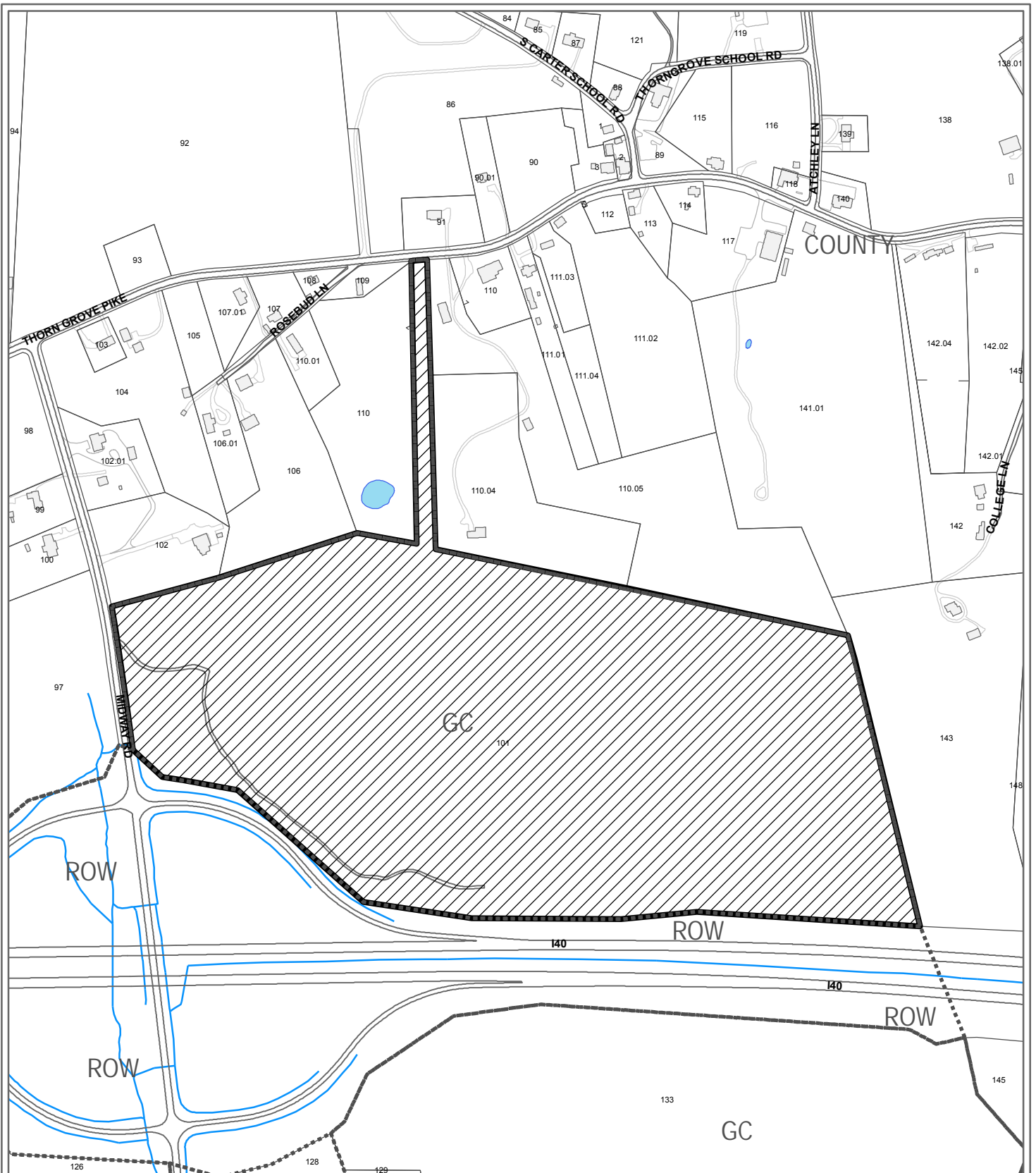
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment of the One Year Plan to GC, the recommended PC-2 zoning is consistent with the plan.
2. With the recommended amendment of the East County Sector Plan to GC on the associated application (7-E-17-SP), the recommended PC-2 zoning is consistent with the plan.
3. Consideration of the requested I-3 zoning would require that both of the above plans be amended to LI (Light Industrial).
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/15/2017 and 8/29/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-C-17-PA / 7-I-17-RZ
PLAN AMENDMENT**

Petitioner: Scannell Properties, LLC



From: GC (General Commercial)

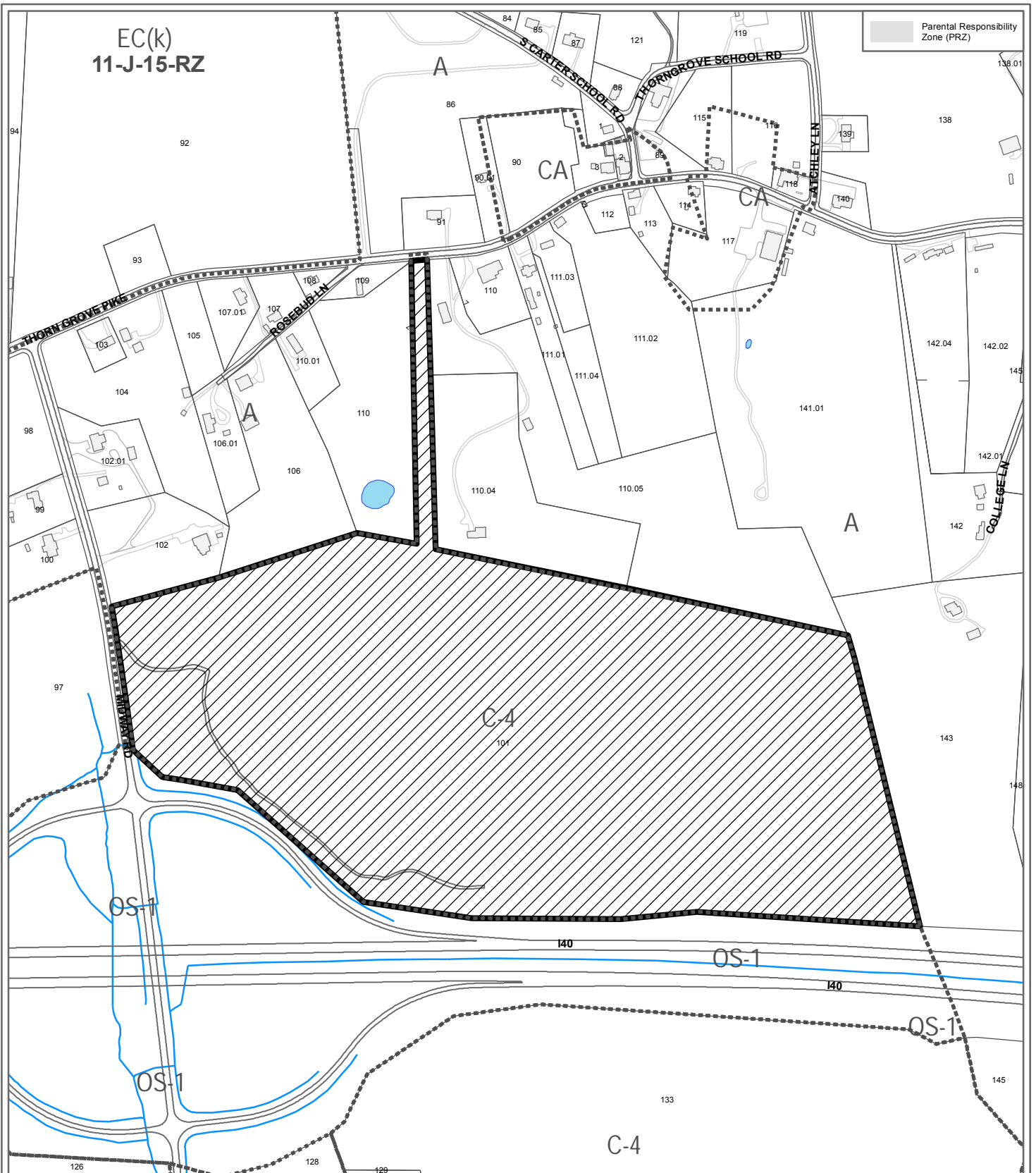
To: LI (Light Industrial)

Map No: 74

Jurisdiction: City



Original Print Date: 6/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**7-I-17-RZ
REZONING**

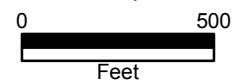
From: C-4 (Highway and Arterial Commercial)
To: I-3 (General Industrial)



Petitioner: Scannell Properties, LLC

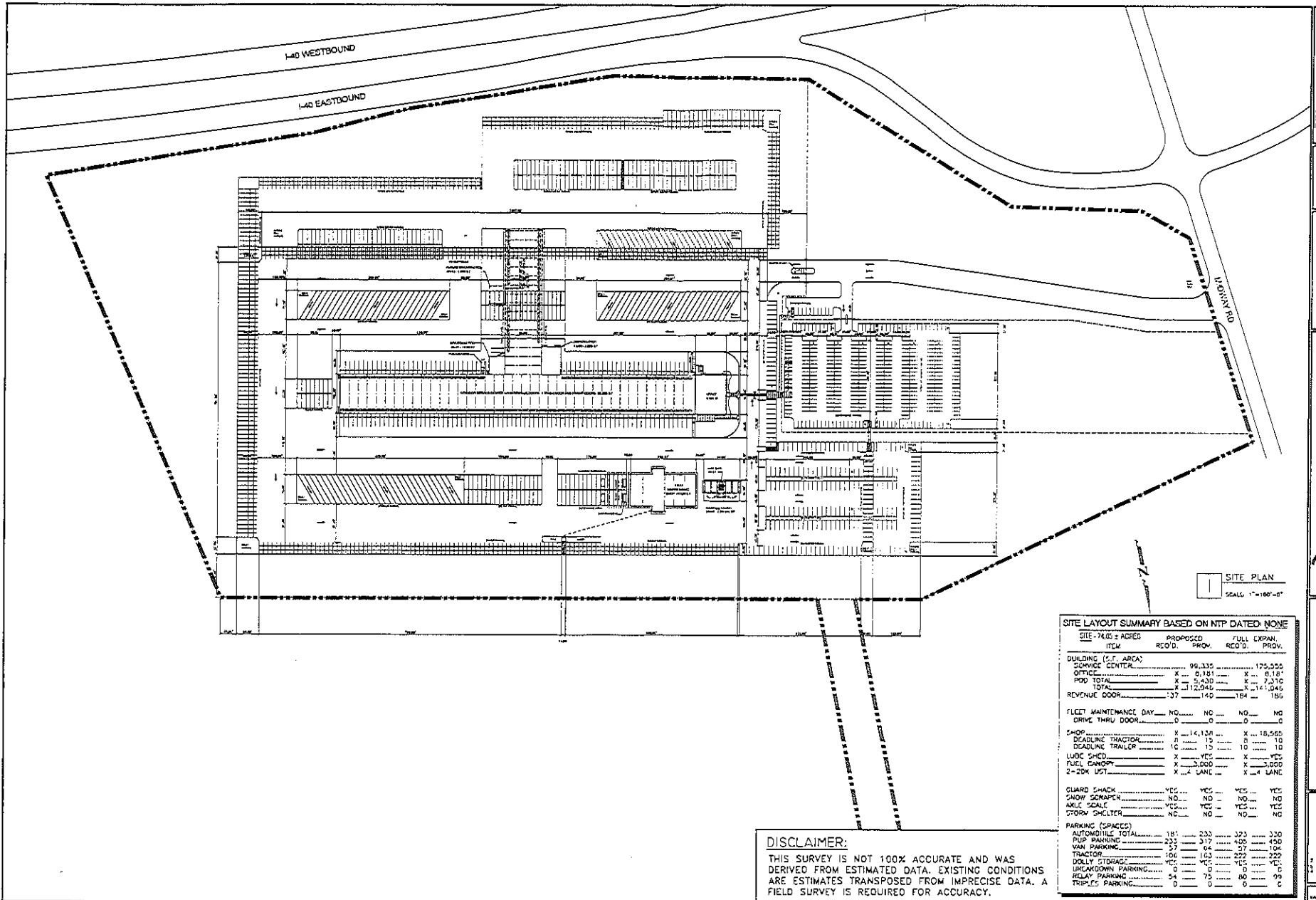
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Original Print Date: 6/14/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

7-I-17-RZ



FOR INFORMATION PURPOSES ONLY
 KNOXVILLE, TN
 SITE LAYOUT
 SD4.07
 FISCHER
 11/12/SD4-07.mxd

SITE LAYOUT SUMMARY BASED ON NTP DATED: NONE

SITE ITEM	EXIST.	PROPOSED	FULL EXPLAN.
	REC'D.	PROJ.	REC'D.
BUILDING (S.F. AREA)			
SERVICE CENTER		99,335	125,525
OFFICE	X	0,181	X 0,181
POD TOTAL	X	12,946	X 7,316
TOTAL		112,946	X 141,046
REVENUE DOOR	37	140	184
FLEET MAINTENANCE BAY			
	NO	NO	NO
DRIVE THRU DOOR	0	0	0
SHOP			
DEADLINE TRACTOR	X	14,138	X 18,565
DEADLINE TRAILER	A	15	10
LUCC SHED	X	YES	X YES
FUEL CANOPY	X	3,000	X 3,000
2-20K LST.	X	4 LANE	X 4 LANE
GUARD SHACK			
	YES	YES	YES
SNOW SCRAPER			
	NO	NO	NO
ANGLE SCALE			
	YES	YES	YES
STORM SHELTER			
	NO	NO	NO
PARKING (SPACES)			
AUTOMOBILE TOTAL	181	233	323
PUP PARKING	233	317	405
VAN PARKING	64	64	64
TRACTOR	106	163	222
DOLLY STORAGE	0	0	0
UNLOADING PARKING	54	75	80
RELAY PARKING	0	0	0
TRUCKS PARKING	0	0	0

DISCLAIMER:
 THIS SURVEY IS NOT 100% ACCURATE AND WAS DERIVED FROM ESTIMATED DATA. EXISTING CONDITIONS ARE ESTIMATES TRANSPPOSED FROM IMPRECISE DATA. A FIELD SURVEY IS REQUIRED FOR ACCURACY.

7-I-17-RZ

SC	TITLE	FULLTM	PARTTM	Wage	Weekly Per Hourly Employee	Yearly Per Hourly Employee	Total Yearly Compensation/Payroll	Notes
KNX	City Driver	39	0	\$ 24.56	\$ 982.40	\$ 51,084.80	\$ 1,992,307.20	
KNX	Custodian	1	0	\$ 15.48	\$ 619.20	\$ 32,198.40	\$ 32,198.40	
KNX	Custodian Part-time	0	1	\$ 15.48	\$ 387.00	\$ 20,124.00	\$ 20,124.00	
KNX	Dockworker	5	0	\$ 19.87	\$ 794.80	\$ 41,329.60	\$ 206,648.00	
KNX	Dockworker Part-time	0	42	\$ 17.61	\$ 440.25	\$ 22,893.00	\$ 961,506.00	
KNX	Mgr-Operations	2	0	\$ 73,840.52	\$ -	\$ -	\$ 147,681.04	
KNX	Mgr-Service Center 2	1	0	\$ 97,795.33	\$ -	\$ -	\$ 97,795.33	
KNX	Road Driver	52	0	\$ 25.19	\$ 1,007.60	\$ 52,395.20	\$ 2,724,550.40	0.6238 Mileage rate
KNX	Service Center Support	3	0	\$ 19.73	\$ 789.20	\$ 41,038.40	\$ 123,115.20	
KNX	Service Center Support PT	0	3	\$ 16.20	\$ 405.00	\$ 21,060.00	\$ 63,180.00	
KNX	Supv-Operations	9	0	\$ 56,814.00	\$ -	\$ -	\$ 511,326.00	
KNXSHOP	Mgr-Fleet Maintenance	1	0	\$ 72,092.22	\$ -	\$ -	\$ 72,092.22	
KNXSHOP	Parts Coordinator	1	0	\$ 23.70	\$ 948.00	\$ 49,296.00	\$ 49,296.00	
KNXSHOP	Shop Technician 1	4	0	\$ 25.98	\$ 1,039.20	\$ 54,038.40	\$ 216,153.60	
KNXSHOP	Shop Technician 2	4	0	\$ 25.00	\$ 1,000.00	\$ 52,000.00	\$ 208,000.00	
KNXSHOP	Shop Technician 3	2	0	\$ 21.75	\$ 870.00	\$ 45,240.00	\$ 90,480.00	
		124	46				\$ 7,516,453.39	

Average Full Time Salary	\$ 63,761.12			
Average Full Time Hourly	\$ 24.44	111	4440	230880
Average Part Time Hourly	\$ 17.47	46	1150	59800

Note:

For all full-time assumed 40 hrs/wk and 52 wks/year
 For all part-time assumed 25 hrs/wk and 52 wks/year

7-II-17-RZ

KNX Projected Employee Count			
FY	Part-Time	Full-Time	Total
FY18	44	125	169
FY19	56	160	216
FY20	58	165	224
FY21	60	171	231
FY22	62	177	239
FY23	64	183	248
FY24	67	190	256
FY25	69	196	265
FY26	71	203	275
FY27	74	210	284
FY28	77	218	294
FY29	79	226	305
FY30	82	233	315
FY31	85	242	327
FY32	88	250	338
FY33	91	259	350
FY34	94	268	362
FY35	98	278	375
FY36	101	287	388
FY37	105	297	402
FY38	108	308	416

7-I-17-RZ

		Estimated			
KNX	Equipment Arrival and Departure Times				
	City Departures	City Arrivals	Road Departures	Road Arrivals	Total
0001 - 0100					0
0100 - 0200					0
0200 - 0300					0
0300 - 0400					0
0400 - 0500				3	3
0500 - 0600				6	6
0600 - 0700				8	8
0700 - 0800	4			10	14
0800 - 0900	19		12	2	33
0900 - 1000	7		4		11
1000 - 1100					0
1100 - 1200					0
1200 - 1300					0
1300 - 1400					0
1400 - 1500					0
1500 - 1600		2			2
1600 - 1700		10			10
1700 - 1800		15		4	19
1800 - 1900		3		4	7
1900 - 2000			2	4	6
2000 - 2100			7	4	11
2100 - 2200			20		20
2200 - 2300					0
2300 - 2400					0
	30	30	45	45	150

		Estimated		
KNX	Employee arrival and depart			
	Arrive	Leave	Total	
0001 - 0100	17		17	
0100 - 0200			0	
0200 - 0300			0	
0300 - 0400			0	
0400 - 0500	6	20	26	
0500 - 0600	4	9	13	
0600 - 0700	10	6	16	
0700 - 0800	9	10	19	
0800 - 0900	35	9	44	
0900 - 1000	9	9	18	
1000 - 1100		3	3	
1100 - 1200	1		1	
1200 - 1300	1		1	
1300 - 1400	1		1	
1400 - 1500		1	1	
1500 - 1600		3	3	
1600 - 1700	4	6	10	
1700 - 1800	8	29	37	
1800 - 1900		8	8	
1900 - 2000		3	3	
2000 - 2100	18	8	26	
2100 - 2200	8	10	18	
2200 - 2300			0	
2300 - 2400	3		3	
	134	134	268	



KNOXVILLE-KNOX COUNTY

MPC METROPOLITAN PLANNING COMMISSION TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Scannell Properties, LLC
Date Filed: 5-30-17 Meeting Date: 7-13-17
Application Accepted by: Sherry Wojcikowski
Fee Amount: 4000⁰⁰ File Number: Rezoning 7-I-17-RZ
Fee Amount: 800⁰⁰ File Number: Plan Amendment 7-C-17-PA

PROPERTY INFORMATION

Address: 834 Midway Road
 General Location: East side Midway Road, North side of I-40
 Parcel ID Number(s): 074-101
 Tract Size: 72.04 acres
 Existing Land Use: _____
 Planning Sector: East County
 Growth Policy Plan: _____
 Census Tract: _____
 Traffic Zone: _____
 Jurisdiction: City Council 4th District
 County Commission _____ District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
 Name: Christopher Miller
 Company: Scannell Properties, LLC
 Address: 8801 River Crossing Boulevard, Suite 300
 City: Indianapolis State: IN Zip: 46240
 Telephone: (317) 218-1667
 Fax: _____
 E-mail: Chrism@scannellproperties.com

Requested Change
REZONING

FROM: C-4
 TO: I-3

PLAN AMENDMENT

One Year Plan East County Sector Plan
 FROM: GC
 TO: LI

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Arthur G. Seymour, Jr.
 Company: Frantz, McConnell & Seymour, LLP
 Address: 550 W. Main Street, Suite 500
 City: Knoxville State: TN Zip: 37901
 Telephone: (865-546-9321)
 Fax: 865-637-5249
 E-mail: ajseymour@fmsllp.com

PROPOSED USE OF PROPERTY

Freight Terminal

Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____
I-P-97-RZ

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: Arthur G. Seymour, Jr.
 Company: Frantz, McConnell & Seymour, LLP
 Address: 550 W. Main Street, Suite 500
 City: Knoxville State: TN Zip: 37901
 Telephone: (865) 546-9321
 E-mail: ajseymour@fmsllp.com

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Billy Proffitt	P.O. Box 246	Gatlinburg	TN	37738	X	
James Bookstaff	1051 Banner Rd	Gatlinburg	TN	37738	X	

Concept		Final		Use On Review		Variance		Exempt Plat		Rezoning	x
---------	--	-------	--	---------------	--	----------	--	-------------	--	----------	---

Addressing Street/ Road and Subdivision Name Review

Subdivision names and all street names must conform to the Knoxville/Knox County Street Naming, Addressing Ordinance and Subdivision Regulations and the Administrative Rules of the Planning Commission.

These corrections **MUST** be made before the addressing staff, can sign-off on the S/D plat.

Plats **MUST** be signed before plat is certified for recording. The Addressing Department will sign-off before or after the MPC Meeting.

Web Site: www.knoxmpc.org has list of existing street names and list of available street names.

Date Submitted To Addressing for Review	30May17	Owner Developer Applicant	Scannell Properties	Surveyor Architect Engineer Applicant	Arthur G Seymour	Phone	865.546.9321
						Fax email	
Subdivision Name	Proposed Freight Terminal 7-I-17-RZ			Unit or Phase		Tax ID	074 101

Street / Road Name	1. Duplication / Phonetic 2. Existing Road 3. Needs Correction 4. Does not conform to Addressing Regulations	Results of Review	Date Added to Reserve File	Approved Denied Pending correction
If approved and moves forward		Assigned address will be based on the		
		Submitted site plan 834 Midway Rd		
		Is referenced as unused land and will be		
		Retired		

*MPC does reserve the right to modify these comments as new information comes to our attention from field review and/or requirements from other government review agencies.

			Date Completed		Reviewed by	Donna Hill 215 3872	Date Completed	12June17
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addressing@knoxmpc.org / donna.hill@knoxmpc.org fax 215 2237

Metropolitan Planning Commission ADDRESSING DEPARTMENT